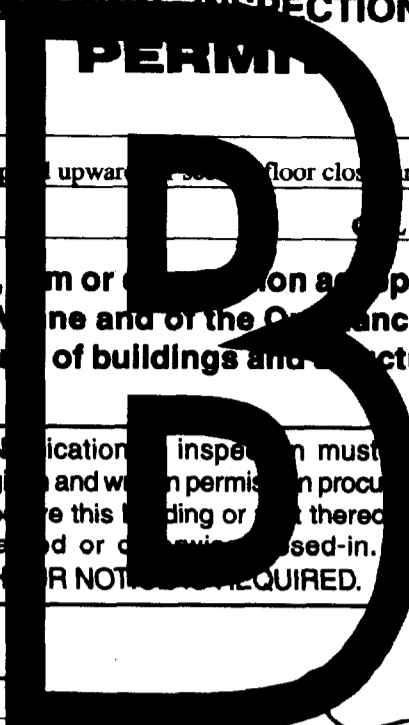


DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

BUILDING INSPECTION

Permit Number: 031123

Please Read
Application And
Notes, if Any,
Attached



This is to certify that Repeta Thomas J &/n/a
has permission to Enclose first floor porch, expand upward to second floor close and construct first floor office.
AT 75 Watson St 431 C013001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is leased or occupied. NO NOTICES REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

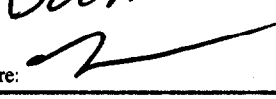
Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

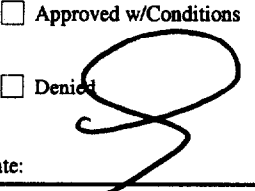
Director / Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 03-1123	Issue Date:	CBL: 431 C013001
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Location of Construction: 75 Watson St	Owner Name: Repeta Thomas J &	Owner Address: 75 Watson St	Phone: 207-774-4246
Business Name: n/a	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Additions - Dwellings	Zone: R-3
Past Use: Single Family	Proposed Use: Single Family / Enclose first floor porch, expand upward for second floor closet and construct first floor office.	Permit Fee: \$183.00	Cost of Work: \$18,000.00
Proposed Project Description: Enclose first floor porch, expand upward for second floor closet and construct first floor office.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SB BOLA 99 Signature: 
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	

Permit Taken By: gg	Date Applied For: 09/12/2003	Zoning Approval	
<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input checked="" type="checkbox"/> Shoreland <i>within 75' of HWM</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>panels zone C</i> <input type="checkbox"/> Subdivision <i>1A-A36 also used to go up</i> <input type="checkbox"/> Site Plan <i>N/A</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>9/25/03</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: 

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>75 WATSON ST. PORTLAND, ME 04103</u>		
Total Square Footage of Proposed Structure <u>310 f²</u> <u>2025.83 f³</u>		Square Footage of Lot #110 = <u>4500 f²</u> #111 = <u>7560 f²</u>
Tax Assessor's Chart, Block & Lot Chart# <u>43</u> Block# <u>C</u> Lot# <u>03</u>	Owner: <u>THOMAS REPETA</u> <u>SANDRA COMSTOCK</u>	Telephone: Hm <u>207-774-4246</u> Wk <u>207-780-9606</u>
Lessee/Buyer's Name (if Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>TOM REPETA</u> <u>75 WATSON ST, PORTLAND, ME</u> <u>WK 780-9606 Hm 774-4246</u>	Cost Of Work: <u>\$18,000</u> Fee: \$ <u>153.00</u>
Current use: <u>OWNER'S HOME - PORCH</u>		
If the location is currently vacant, what was prior use: <u>N/A</u>		
Approximately how long has it been vacant: <u>N/A</u>		
Proposed use: <u>ENCLOSE FIRST FLOOR PORCH/STAIRS AREA AND EXPAND</u> Project description: <u>UPWARD FOR 2ND FLOOR COASET. 1ST FLOOR OFFICE.</u>		
Contractor's name, address & telephone: Who should we contact when the permit is ready: <u>TOM REPETA</u> Mailing address: <u>75 WATSON ST. PORTLAND, ME, 04103</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: 774-4246 <u>DAY 780-9606</u>		



IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <u>Thomas J. Repeta</u> <u>Sandra Comstock</u>	Date: <u>9/10/03</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

City of Portland, Maine - Building or Use Permit
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 03-1123	Date Applied For: 09/12/2003	CBL: 431 C013001
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Location of Construction: 75 Watson St	Owner Name: Repeta Thomas J &	Owner Address: 75 Watson St	Phone: 207-774-4246
Business Name: n/a	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Additions - Dwellings	

Proposed Use: Single Family / Enclose first floor porch, expand upward for second floor closet and construct first floor office.	Proposed Project Description: Enclose first floor porch, expand upward for second floor closet and construct first floor office.
--	--

Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 09/25/2003
Note: Tammy had, but she was on vacation so Marge took off her desk on 9/24/03 in 1997 on permit #97-0539 an enclosed sun room was added to an existing deck. The entire building is within 75' of the HWM. The old calcs and these new calcs for sq ft and volume have been reviewed and shown to have been met.			Ok to Issue: <input checked="" type="checkbox"/>
1) This structure is located within 75 feet of the HWM and is therefore limited to expansion. Your past expansion in 1997 and this expansion are within the guideline of a maximum 30% increase of floor area and volume. 2) The foot print of the existing porch/entry way shall not be increased during the rebuilding and upper addition. 3) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals. 4) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.			
Dept: Building	Status: Pending	Reviewer: Tammy Munson	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>

From: Timothy Fenlason <Tim@FMCCADD.com>
To: "tmm@ci.portland.me.us" <tmm@ci.portland.me.us>,...
Date: Fri, Oct 3, 2003 9:32 AM
Subject: Comstock/Repeta Addition

Tom, Sandy, and Tammy,

Reference the attached email from yesterday, there are only three headers required in the addition. Therefore, we should be able to do this without a formal "schedule". If this email does not suffice, let me know as soon as possible.

The header over the two TW18-DHP30310-TW18s should be two 2x12s. The span is 6'-5". This is more than adequate for up to 8'-0" and two stories. The header over the 244FX2816-3 should be three 2x12s. The span here is 7'-6 1/2" and I would feel more comfortable with that. Of course, you can use three on each of them and allow yourself that much more structure, but it's your choice.

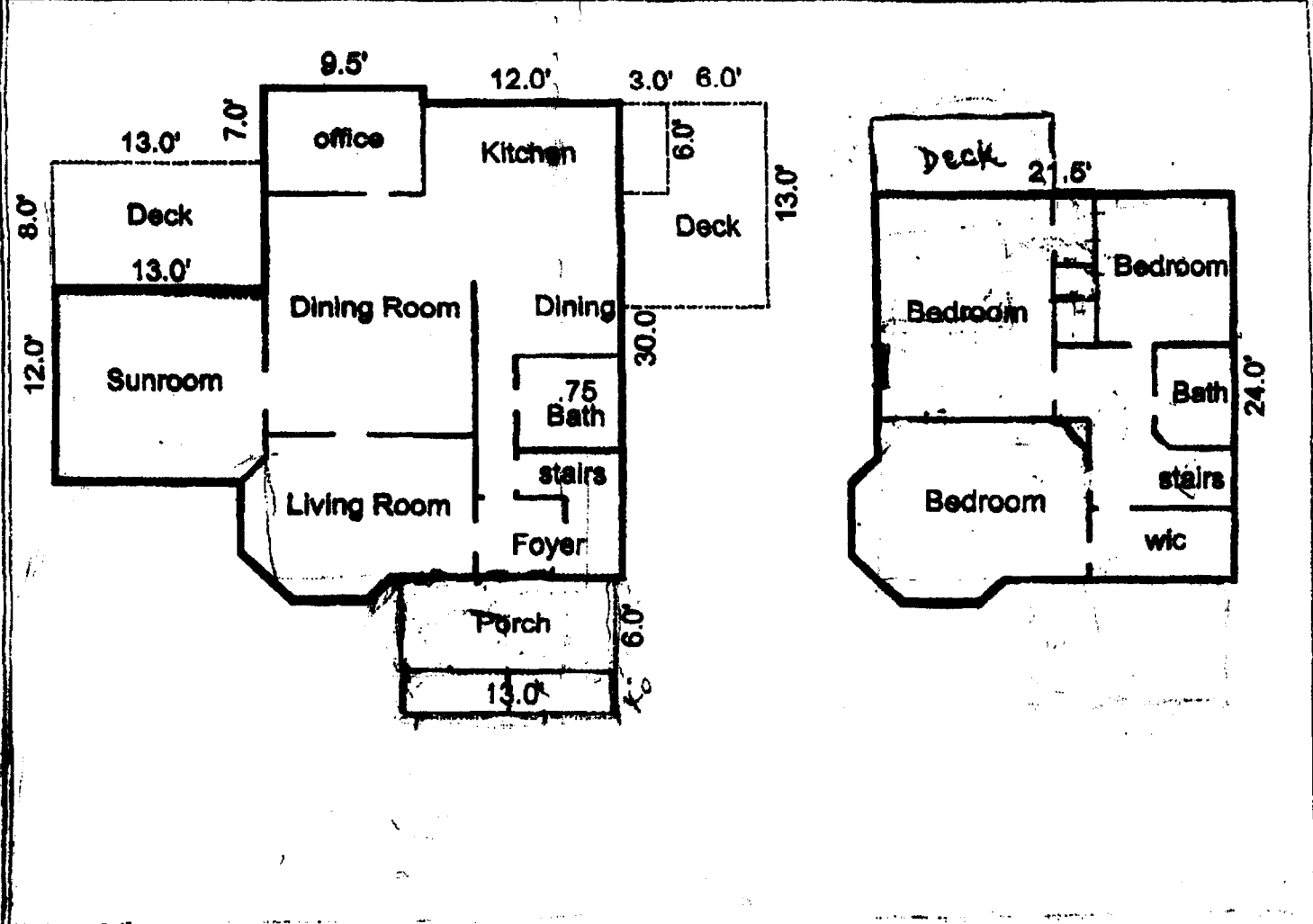
Tim
FMC Cadd
Engineering Resource Center
75 Bishop Street Suite 3
Portland, Maine 04103
Phone: 207.878.8511 x105
Fax: 207.878.8515

Tim,
Thought I would try and send this in that you may get it before we can reach each other....the wonders of technology.
I got a call from City Hall (Tammy) at 4:55 today. She indicated that she's ready to give our project/building permit the final stamp but missing one "small piece", as she puts it.
She needs a "Header Schedule" for over the windows and doors on the plans. She further indicated that you'd know what was needed... I'm sure I can get more detail if you need it.
She further indicated that it could be emailed to her. Her email is tmm@ci.portland.me.us
I know this is asking a lot, but she's in training (out of office) next Monday - Thurs. If it were possible to get it to her tomorrow I'd be able to start taking down the porch this weekend. Given the sensitivity of the area, don't dare move, sign builder contract etc, until permit in hand.
I will be in the office Friday - 780-9606 - if you need anything further or I can be of help.

The File # on the plans indicates 03-0140.
If you email Tammy please put me on as a copy.
Thank you Tim
Tom Repeta
75 Watson St
Portland ME 04101
780-9606
harbor@maine.rr.com

FLOORPLAN

Borrower: THOMAS REPETA
 Property Address: 78 WATSON ST
 City: PORTLAND
 Lender: WELLS FARGO HOME MTG. INC. 3091
 File No.: 9843944
 Case No.: 9843944
 State: ME
 Zip: 04101



Sketch by Apex IV Windows™

AREA CALCULATIONS SUMMARY			
Area	Name of Area	Size	Total
GLA1	First Floor	827.38	827.38
GLA2	Second Floor	534.00	534.00
P/P	Porch FRONT	78.00	
	Porch 1 ST FL ENTRY	18.00	(18)
	Porch DRIVEWAY	99.00	
	Porch OCEAN	107.25	302.25
	2 ND FL. PORCH	64.5	64.5
FIRST FLOOR (w/ ENTRY)			845.38
SECOND FL			534.00
BASEMENT			645.00
PORCH			348.75
ATEC			516.00

LIVING AREA BREAKDOWN			
			Subtotals
First Floor			
	7.0 x	9.8	68.60
	6.0 x	12.0	72.00
0.8 x	3.0 x	3.0	4.80
	3.0 x	16.5	49.50
	4.8 x	19.5	93.60
	11.8 x	12.0	141.60
0.8 x	1.8 x	1.8	1.32
	1.8 x	16.0	28.80
	6.0 x	7.5	45.00
	14.0 x	24.0	336.00
Second Floor			
	3.2 x	4.2	13.44
0.8 x	3.2 x	3.2	8.64
0.8 x	3.2 x	3.2	8.64
0.8 x	7.5 x	7.5	28.13
	7.5 x	14.0	105.00
	16.5 x	22.5	371.25
	2.1 x	10.6	22.26

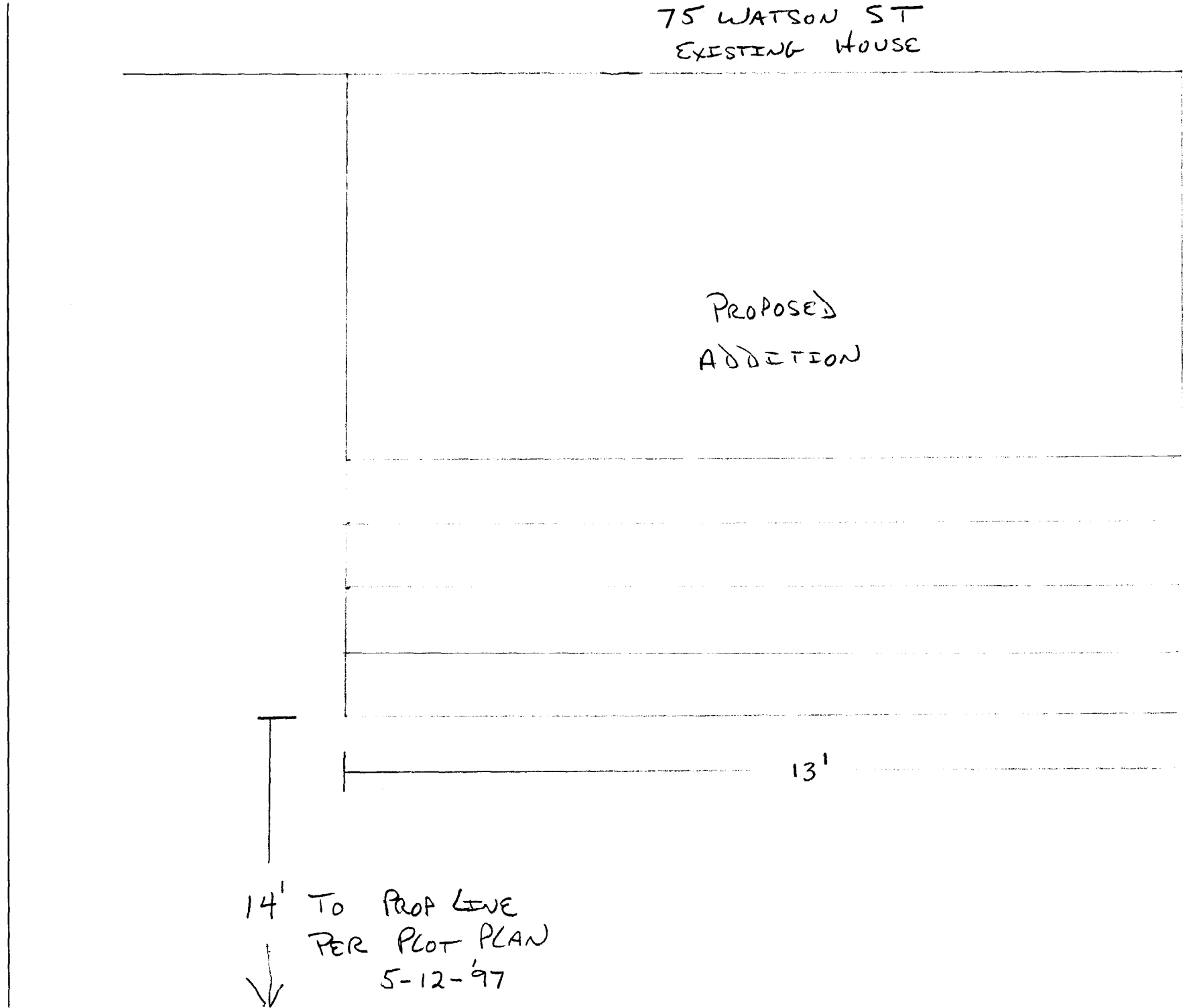
827.38

75 WATSON ST
EXISTING HOUSE

PROPOSED
ADDITION

13'

14' TO PROP LINE
PER PLOT PLAN
5-12-97



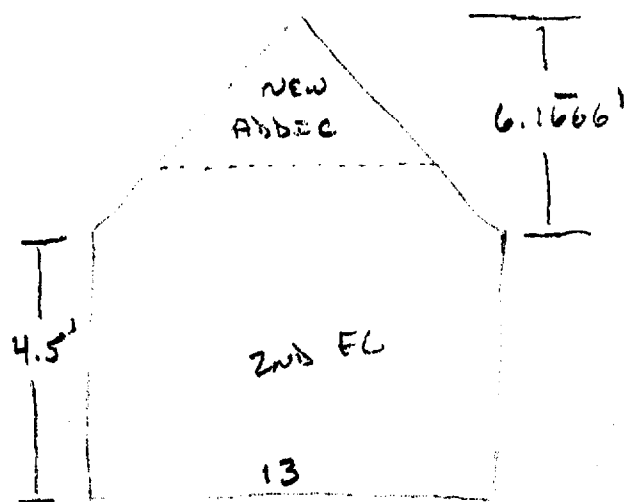
FLOOR PLAN
 WELLS FARGO APPRAISAL
 12/02

	<u>sq</u>	<u>sq</u>
BASEMENT (21.5' x 30' x 8')	645	5160
1ST FLOOR (845.38 sq' - 156 sq') (LESS SUNROOM)	689.38	5515.04
2ND FLOOR	534.00	4272.00
ATTIC (21.5' x 24' x 6.5')	516.00	3354.00
PORCH - FRONT	78.00	
PORCH - 2ND FL	64.50	
PORCH - DRIVEWAY	99.00	
PORCH - OCEAN	107.25	
PORCH (WHEN SUNROOM)	<u>156.00</u>	
ORIGINAL	2890.13	18301.04
was done 1997 on permit # 97-0539		
← SUNROOM		1221.48
12' x 13' x 7.83'	0	
Δ Top 12' x 13' x 3.666/2	0	<u>285.95</u>
		1507.43
SUNROOM % of ORIG	0 %	8.236 %

2003 ADDITION
WELLS FARGO 12/02 APPRAISAL

9/03

	f ²	f ³
1 ST FLOOR (13' x 10' x 8')	130	1040
2 ND FLOOR PLUS PEAK (13' x 10' x 4.5') (10')(13' x 6.166/2)	130 50	985.83
ADDITION TOTAL	310 f²	2025.83 f³
ADDITION % ORIG.	10.73%	11.07%
SUNROOM	00.0%	8.236%
FRONT ADDITION	10.73%	11.07%
TOTAL	10.73%	19.306%



Square foot & volume
totals less than
30% MAX
Allowed

[Signature]

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY LOCATED
in Cumberland County at
75 Watson Street, Portland, Maine

A certain lot or parcel of land, with the buildings thereon situated on Watson Street, formerly Upland Avenue, in the City of Portland, County of Cumberland and State of Maine, being lots 110 and 111 as shown on Plan of Marine Terrace recorded in Cumberland County Registry of Deeds, Plan Book 10, Page 103, to which plan reference is hereby made.

Said Lot No. 110 is bounded and described as follows: Commencing on Watson Street at a point distant about eight hundred sixty-three (863) feet from the intersection of the southeasterly side of Veranda Street with the southwesterly side of Watson Street; thence southeasterly along the side of Watson Street, fifty (50) feet to the northerly corner of Lot No. 111 on said plan; thence from these two points southwesterly, at right angles with Watson Street, holding the width of fifty (50) feet, a distance of ninety (90) feet; containing 4500 square feet of land, more or less.

Said Lot No. 111 is bounded and described as follows: Beginning on the southwesterly side of Watson Street at the most southerly corner of Lot No. 110 on said plan; thence running southwesterly, at right angles with Watson Street, by said Lot No. 110, ninety (90) feet; thence southeasterly, at a right angle, seventy-eight and eighteen hundredths (78.18) feet, more or less, to a point; thence North 48° 05' East about ninety (90) feet to said southwesterly side of Watson Street; thence northwesterly by said Watson Street, ninety (90) feet, more or less, to the point of beginning.

Meaning and intending to convey and hereby conveying the same premises conveyed to Thomas J. Repeta and Sandra J. Comstock by deed of Jane T. Carter dated December 27, 1993 to be recorded in the Cumberland County Registry of Deeds prior hereto.

TR
SK

From: Marge Schmuckal
To: "harbor@maine.rr.com"@Portland.gwgwia
Date: Thu, Oct 2, 2003 5:54 PM
Subject: Re:

Tom,

Before you demo anything, be sure to first contact the code enforcement officer who will be monitoring your permit. I think I mentioned this previously when we met. Then they will be aware of what was there and what goes up from there. Then there will be no "zoning court" for you.

Marge

>>> "Tom Repeta" <harbor@maine.rr.com> 10/02 5:18 PM >>>

Marge,

I want to thank you for your time and attention to our building permit request. Tammy called today and requested one final piece of info (window header detail for the plans) and said otherwise we're good to go.

Given that, one quick question for you. From our previous meeting I understand that with permit approval we can take down/remove the entire porch/roof... removing it from the footprint, i.e. we don't need to leave any part of existing structure remaining as we build the addition, correct?

Given the sensitivity of the area...just want to triple check (not that I haven't taken dated photos, etc. etc....never can tell). I plan for you and I to be respectively at home this winter, not sitting in "zoning court".

Thanks again Marge,

Tom Repeta
75 Watson St
Portland, ME 04103
207-780-9806
harbor@maine.rr.com